

An
Bord
Pleanála

Board Order
ABP-320516-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1280/24

Appeal by Conor Purcell of 46 North Strand Road, North Strand, Dublin against the decision made on the 11th day of July 2024, by Dublin City Council to grant, subject to conditions, a permission to Stephen Connolly care of JEAarchitecture of Park House, Ballisk Court, Donabate, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Planning permission for a new study/gym to rear of 45 North Strand Road, North Strand, Dublin and associated site works, at 45 North Strand Road, North Strand, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the Z1 zoning objective for the site, the pattern of development in the area and the nature, layout and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would be consistent with the relevant provisions of the Dublin City Development Plan 2022-2028 and would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application, as amended by the further plans and particulars received by the planning authority on the 14th day of June 2024, except as may be otherwise required by the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. (a) The proposed development shall be amended by omitting the rear doorway, windows and courtyard fronting onto the Mud Island Community Garden. The rear elevation of the proposed development shall consist of a continuous rendered wall with no openings. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Construction of the gym/studio building shall not commence until the planning authority has certified in writing that new concrete steps have been provided, amenity spaces have been laid out and an unobstructed pedestrian access route from the back of the existing house to the new building has been created to its satisfaction, all in accordance with the proposed plans submitted on 14th day of June 2024. That pedestrian route shall thereafter be kept open in perpetuity.

Reason: To ensure that pedestrian access to the gym/studio is from within the existing property only, in the interest of residential amenity and the preservation of the amenities of the adjacent community garden.

3. The building hereby permitted shall be used only as a gym and studio in conjunction with and incidental to residential use in the existing house at number 45 North Strand Road. In particular, it shall not be used as bedroom accommodation. It shall not be sold, let or otherwise conveyed as an independent living unit.

Reason: To ensure an adequate standard of residential amenity.

4. The external finishes of the gym/studio building shall harmonise with those of the existing house in respect of materials and colour.

Reason: In the interest of visual amenity.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

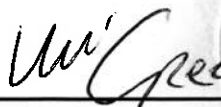
6. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of all intended construction practice for the proposed development including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.



7. Site development and building works shall be carried out only between 0700 and 1800 hours on Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in compelling circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the residential amenity of property in the vicinity.



Liam McGree

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 11TH day of FEBRUARY 2025.